

THE STATE OF TEXAS §
 KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

29601

RIGHT OF WAY AND EASEMENT

That the undersigned, hereinafter called Grantor, (whether one or more), of Williamson County, Texas, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by the City of Cedar Park, Texas, the receipt of which is hereby acknowledged, confessed and deemed to be sufficient, and for which no liens, express nor implied, are hereby retained, do hereby grant and convey unto the City of Cedar Park, Williamson County, Texas, hereinafter called Grantee, its successors and assigns, a right-of-way and easement for the installation, maintenance, repairing, replacement and removal of sewer/water lines under, over and across the land described as follows:

(SEE EXHIBIT "A" ATTACHED HERETO)

To have and to hold the said premises, together with all and singular the rights, privileges and appurtenances thereto in any manner belonging unto the said City of Cedar Park, Texas, its successors and assigns forever.

EXECUTED this 5th day of August, 1985.

Mrs. Douglass Y. Nichols

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BEFORE ME, the undersigned, a Notary Public in and for said State of Texas, on this day personally appeared MRS DOUGLASS Y. NICHOLS, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that they/he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 5th day of August, 1985.

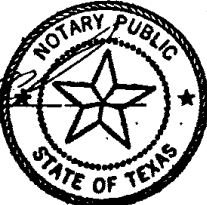
[Signature]


EXHIBIT "A"

FIELD NOTES FOR A 25-FOOT-WIDE PUBLIC UTILITY EASEMENT:

BEING a 25-foot wide strip of land, situated in the Samuel Daymon Survey, Abstract No. 170, in Williamson County, Texas; said land being a portion of that certain tract of land, called 28.14 acres, as described in an Assignment of Contract of Veterans' Land Board Contract of Sale & Purchase to Douglass Y. Nichols, Sr., of record in Volume 475, Page 21, of the Deed Records of Williamson County, Texas, a portion of that certain tract of land, called 30.66 acres, as described in a Contract of Sale & Purchase between the Veterans' Land Board of Texas and Douglass Y. Nichols of record in Volume 448, Page 464 of the Deed Records of Williamson County, Texas, and a portion of that certain tract of land, called 0.444 of an acre of land as conveyed to Douglass Y. Nichols and wife, Dorothy Nichols by deed as recorded in Volume 820, Page 224 of the Deed Records of Williamson County, Texas and being more particularly described as follows:

BEGINNING at a point on the East line of U. S. Highway No. 183 at the most southerly corner of the above-referenced 28.14 acre tract being the Northwest corner of Hidden Valley Estates, a subdivision of record in Volume 5, Page 10, (now being filed in Cabinet B, Slide 87) of the Plat Records of Williamson County, Texas;

THENCE, in a northerly direction along and 25-feet-East of the east line of U.S. Highway No. 183, passing the most westerly corner of the said 28.14 acre tract and the most southerly corner of the above-referenced 30.66 acre tract, passing the Southwest corner of the said 30.66 acre tract at the southerly corner of the above-referenced 0.444 of an acre tract, to the Northwest corner of the said 0.444 of an acre tract, for the Termination Hereof.

STATE OF TEXAS COUNTY OF WILLIAMSON
I hereby certify that this Instrument was FILED
on the date and at the time stamped hereon
by me; and was duly RECORDED, in the Volume
and Page of the named RECORDS of Williamson
County, Texas, as stamped hereon by me, on



AUG 7 1985
James S. Rofeltone
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

James S. Rofeltone
COUNTY CLERK

FILED FOR RECORD
WILLIAMSON COUNTY, TX.
1985 AUG - 6 PM 4: 39